



AUSTIN
ESTATE AGENTS

Dowman Place

Wyke Regis

Weymouth

Dorset

DT4 9XR

£390,000

SUMMARY

- Immaculately Presented Family Home
- Three Bedrooms
- Open Plan Lounge with Modern Kitchen / Diner
- Conservatory
- Contemporary Bathroom
- Low Maintenance Gardens to the Front & Rear
- Garage & Driveway
- Moments from the Beaches at Smallmouth & Sandsfoot
- Sea Views
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Lounge 15' 7" max x 16' 10" max (4.76m max x 5.14m max)

Kitchen Area 8' 1" x 8' 8" (2.47m x 2.64m)

Dining Area 6' 11" x 8' 10" (2.12m x 2.70m)

Conservatory 7' 7" x 10' 9" (2.32m x 3.27m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 8' 9" x 14' 4" (2.66m x 4.37m)

Bedroom Two 8' 7" x 11' 4" (2.62m x 3.46m)

Bedroom Three 6' 2" x 8' 5" (1.87m x 2.57m)

Bathroom 6' 3" x 6' 6" (1.91m x 1.99m)

OUTSIDE

Front Garden

Rear Garden & Passageway

Driveway

Garage 8' 7" x 16' 10" (2.61m x 5.12m)

THE PROPERTY

We are delighted to offer for sale, with no onward chain, this modern semi-detached house with sea views situated moments from Smallmouth Beach. This delightful property is impeccably presented throughout with oak flooring on the ground floor, which adds warmth and character to the home. The accommodation includes a spacious lounge, modern fitted kitchen / dining area, conservatory, three bedrooms and modern bathroom. Outside the property enjoys gardens to the front and rear as well as a garage with parking to the front. Smallmouth beach is moments away from the property and Sandsfoot beach is a few minutes' walk along the Rodwell Trail.

The entrance door leads into a lobby with doors to the lounge and ground floor cloakroom comprising a fitted WC and vanity wash hand basin. The spacious lounge naturally flows into the kitchen / diner, creating an open-plan living space perfect for both relaxation and entertaining. The modern fitted kitchen is stylish and functional, with a range of matching eye level and base units in a shaker style, further enhanced by integral appliances including an eye level double oven, dishwasher, fridge freezer and electric hob with stainless steel extractor over. From the dining area a UPVC conservatory is accessed, with double glazed windows overlooking the rear garden and double opening French doors providing access.

From the lounge, stairs rise to the first floor landing hosting doors to the three bedrooms, family bathroom and an overstairs storage cupboard. Bedrooms one and two are good sized doubles with attractive views of the surrounding areas. Bedroom three is a well-proportioned single room currently being utilised as an office. Bedrooms one and three both have delightful sea views over Portland Harbour. The modern bathroom offers contemporary fixtures and finishes including a 'p' shaped bath with shower over alongside a fitted WC and vanity wash hand basin with complementary tiling to the walls and floor.

Externally, the property is complemented by an easy to maintain front garden, which is predominantly laid to shingle. A low maintenance rear garden is fully enclosed with a large decked area adjacent to the house and a matching seating area, ideal for outdoor entertaining. A patio area at the rear of the garden provides an additional seating space. A wooden gate gives further access to the pavement at the side of the property. A garage with off road parking to the front can be accessed from the driveway or via a wide passageway from the back garden to a personal door at the rear.





The Property Cont'd/ . . .

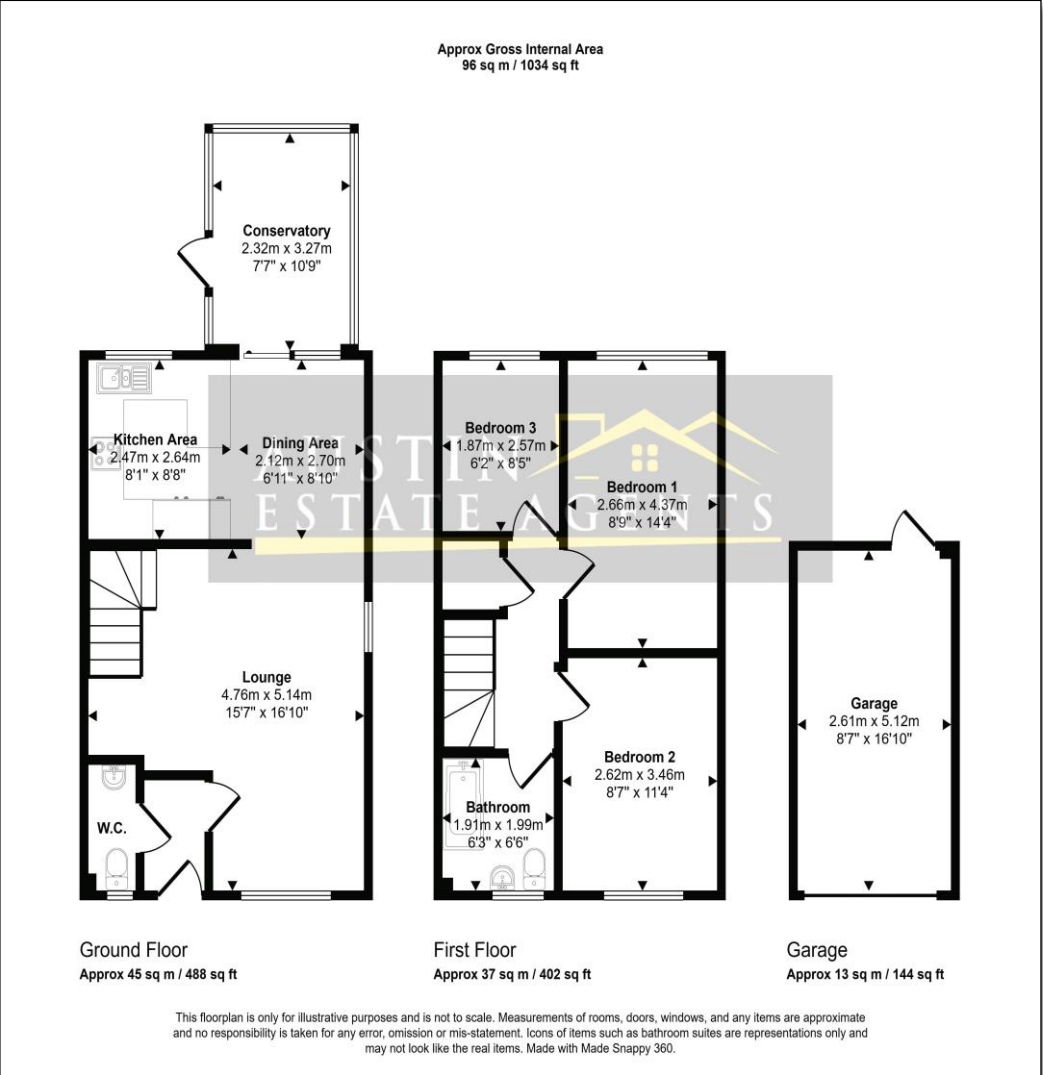
This home is perfectly positioned just moments from local beaches at Smallmouth Bay and Sandsfoot. The Rodwell Trail providing pedestrian access into Weymouth Town Centre is also a stone's throw away. This family home is situated in the popular residential location of Wyke Regis and is ideally placed for enjoying the local beaches of Smallmouth Bay and Sandsfoot. World Heritage coastal walks are within close proximity along the Fleet Nature Reserve and the Rodwell Trail. This family home is also close by to a good selection of local shops and amenities including a doctors' surgery, dentist, well regarded schools and bus routes to surrounding areas.

For further information, or to make an appointment to view, please contact Austin Estate Agents.





FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.